GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA

UNSTARRED QUESTION NO:3924
ANSWERED ON:24.08.2004
REGULARIZATION OF ILLEGAL ALTERATIONS/ADDITIONS IN DDA FLATS
Mandlik Shri Sadashivrao Dadoba;Tripathy Shri Braja Kishore

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the Union Government has allowed alterations and regularization of illegal alterations/additions in DDA flats;

(b) if so, the details in this regard;

(c) whether the Union Government has demolished alterations recently in Kondly Gharoli in DDA flats; and

(d) if so, the details thereof and the reasons for such demolitions?

Answer

MINISTER OF PARLIAMENTARY AFFAIRS AND URBAN DEVELOPMENT (SHRI GHULAM NABI AZAD)

(a)&(b): The Government had permitted 19 items of additions/alterations in DDA flats vide letter dated 3.4.2001. Seven other such items have been added to the list of additions/alterations vide letter dated 20.1.2003. The list of 26 items of additions/alterations is annexed.

The items at serial numbers 23 to 26 of the enclosed list are to be permitted with prior permission of Delhi Development Authority (DDA)/Municipal Corporation of Delhi (MCD) on due submission of detailed plans by the allottee, duly certified by a registered Architect to be in conformity with the building bye-laws and guidelines for additions/alterations allowed by the Government. A qualified structural Engineer shall have to certify for its structural safety.

In addition to the above, coverage of courtyard on ground floor and floor level terrace and construction of one room at the roof level can also be permitted with prior approval of DDA/MCD as per laid down procedure.

(c)&(d): No, Sir. In Kondly Gharoli area demolition exercise was undertaken by DDA on 6.7.2004 to remove encroachments from public land involving 33 DDA flats and not the alterations.

ANNEXURE

ANNEXURE REFERRED TO IN REPLY TO PARTS (a) & (b) OF LOK SABHA USQ.NO. 3924 FOR 24.08.2004.

LIST OF ADDITIONS/ALTERATIONS ALLOWED IN DDA FLATS

1. To convert existing barsati into room provided the wall is made of only 115 mm thick.

2. Grills and glazing in verandah with proper fixing arrangement.

3. Raising height of front and rear courtyard wall up to 7` height by putting up jall/fencing.

4. Providing door in courtyard wherever not provided.

5. Providing sunshades on doors and windows wherever not provided with proper fixing arrangements.

6. Closing the door.

7. If the bathroom or WC are not having roof, these may be treated as open urinals and allowed.

8. Raising the wall of balcony/terrace parapet with grill or glazing up to 5` height.

9. Construction of open staircase (cat ladder) where no staircase has been provided for approach to the terrace.

10. To put/provide additional PVC water tank at ground floor area without disturbing the common passage.

11. To provide an additional PVC water tank in the scooter/car garage at the surface level.

12. To provide loft/shelf in the rooms without chase in the walls.

13. To change the flooring with water proofing treatment.

14. To remove half (4.5`) brick wall.

15. To make a ramp at front gate without disturbing the common passage/storm water drain.

16. To provide sunshades on the outer windows up to 2` wide projection.

17. To provide false ceiling in rooms.

18. To make an opening of maximum size of 2`-6`x1`-9` for exhaust fan or air-conditioner in existing walls.

19. Fixing doors in back or front courtyards.

20. Converting window into almirah, subject to availability of light and ventilation.

21. Shifting of water storage tank/raising of the parapet wall up to 5` high and putting additional water storage tank at the location specified, subject to capacity of storage of water limited to 550 litres.

22. Shifting of the front glazing doors/windows up to maximum outside up to existing chajja.

23. Removal of original structure and reconstruction with due permission in the case of single storeyed built up flats only subject to the satisfaction of building bye-laws and prior approval of the local authority.

24. Construction of bathroom and WC in the rear courtyard, subject to the condition that the existing services are not affected.

25. Covering of the open terrace with sloping roofs up to 9 ft. high with lightweight material such as fibre glass/AC sheets/GI sheets/pipes and standard angle iron sections etc. and enclosing with glazing.

26. Inter-change the position of kitchen, Bathroom and WC with proper power connection, subject to structural safety.